

(To be recorded in Real Property Records of Dallas County, Texas)

## Arbor Manors Homeowners Association

### Property Owners' Association Management Certificate

As Required by Section 209.004, Texas Property Code

This certificate updates and replaces any previously recorded management certificate for this subdivision, such as instruments recorded as Documents 202100262897, 202000331295, 201300390204 and 201000012059

**1. Subdivision information.** Arbor Manors is an addition to the city of Coppell in Dallas County, Texas. The plats are recorded in the Plat Records of Dallas County, Texas as:

- (Tract I) Clerk File Number – 20080314835
- (Tract II) Clerk File Number – 20080207447

**2. Declaration information.** Lots in Arbor Manors are subject to Declaration of Covenants, Conditions and Restrictions for Arbor Manors, recorded on May 19, 2009, as Document No. 200900142278, Real Property Records, Dallas County Texas.

**3. Name of property owners association.** Arbor Manors Homeowners Association

**4. How to contact the association through its managing agent.**

Arbor Manors Homeowners Association

c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential  
("FirstService Residential")

14951 North Dallas Parkway, Suite 600

Dallas, Texas 75254

Phone: 214-871-9700

Website: [www.fsresidential.com](http://www.fsresidential.com)

Email Address: [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com)

Community Website: <https://arbormanors.connectresident.com>

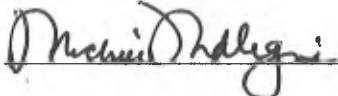
Resale Disclosure Package: \$375.00

Homeowner Setup/Unit Transfer: \$275.00

**5. Purpose.** The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.

Signed this 10<sup>th</sup> day of January 2022

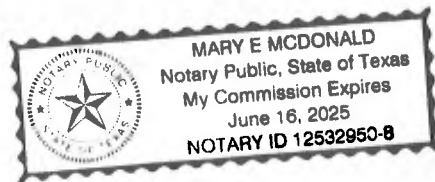
Arbor Manors Homeowners Association, a  
Texas property owners' association

By: 

Michelle Malegni, Vice President  
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS  
COUNTY OF DALLAS

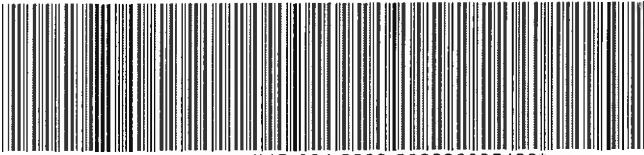
This instrument was acknowledged before me on this 10 day of January 2022 by Michelle Malegni on behalf of FirstService Residential, Managing Agent of a Texas property owners' association, on behalf of said association.



Mary McDonald  
Notary Public, State of Texas

**AFTER RECORDING, PLEASE RETURN TO:**

Arbor Manors Homeowners Association  
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential  
("FirstService Residential")  
14951 North Dallas Parkway, Suite 600  
Dallas, Texas 75254



\*VG-364-2022-202200035490\*

Dallas County  
John F. Warren  
Dallas County Clerk

---

Instrument Number: 202200035490

Real Property Recordings

Recorded On: February 08, 2022 08:31 AM

Number of Pages: 3

---

" Examined and Charged as Follows: "

Total Recording: \$30.00

---

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 202200035490  
Receipt Number: 20220208000152  
Recorded Date/Time: February 08, 2022 08:31 AM  
User: Hilga R  
Station: CC15

**Record and Return To:**

FirstService Residential Texas  
14951 North Dallas Parkway, Suite 600  
DALLAS TX 75254



STATE OF TEXAS  
Dallas County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time  
printed hereon, and was duly recorded in the Official Records of Dallas County, Texas

John F. Warren  
Dallas County Clerk  
Dallas County, TX